



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 E. Easter Place
Centennial, CO 80112
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UPCOMING MEETINGS & EVENTS:

Jobsite Safety Committee
Tuesday, November 15
2:00 – 3:30 p.m.
HBA lower level conference
room
Contact: Chérie Talbert
ctalbert@hbadenver.com

**Class: Selling Energy Star,
Selling Confidence
NEW DATE**
Wednesday, November 16
8:00 a.m. – Noon
HBA Boardroom
Contact: Kim Calomino,
kcalomino@hbadenver.com

**Seminar: Built Green
University**
Tuesday & Wednesday,
November 29-30
8:00 a.m. – 4:30 p.m.
HBA Education Room
Contact: Traci D'Alessio,
tdalessio@earthlink.net

Stormwater Committee
Thursday, December 8
2:00 – 3:30 p.m.
HBA Boardroom
Contact: Chérie Talbert
ctalbert@hbadenver.com

For a list of all HBA
meetings and events visit
www.HBADenver.com

Castle Rock Utilities Update

The Castle Rock Utilities Department hosted the 11/3 HBA/Castle Rock Contractors Luncheon to hear builders' questions and concerns about the new service line and meter sizing processes, requirements and costs relative to the recent changes.

Among the concerns is that the sizing process currently ONLY allows use of the standard IRC water supply fixture unit and conversion tables, not the use of actual engineered calculations based on the fixtures actually used by builders. These tables, combined with the utility's tap size tables, all but ensure even moderately sized homes will require a ¾" service line and tap, with a high possibility of being forced into a 1" in the case of many typical upgrade options, such as a finished basement with a bathroom or a laundry sink. The HBA and members have been working with Utilities to provide them information that supports our contention that the standard IRC tables significantly over estimate peak demand, as they have not been recently updated to account for changes in industry standards.

The Town Utilities Department has promised to revisit these issues in the very near future. Please contact Kim Calomino, kcalomino@hbadenver.com, to comment or for further information.

Parker Water and Sanitation District

The inclusion ballot issue failed, so the budget as proposed at the PWSB Board public meeting on Monday October 17 will go to a vote at their November 10 meeting. The budget as proposed includes two new fees to be assessed on new housing: Renewable Water Resource, \$750, and Waste Water Plant Expansion, \$500. The HBA has requested that an analysis of both fees be conducted in the near future to ensure they have a rational and equitable basis and that the HBA participate as a stakeholder in that analysis. The HBA also requested that the implementation of the two new fees be delayed and instituted incrementally, with 50% of each fee being instituted March 2012 and the full fee being instituted July 2012. HBA also suggested that allowing these fees to be collected at time of meter set would provide builders a cash flow flexibility option. Board President Mary Spencer indicated the Board would consider these requests. Staff has indicated they have no problem with the HBA recommendations, but believe the Board will adopt the budget as proposed. If passed, the new fees will go into effect on January 2, 2012. There are no proposed changes to existing fees.

Please contact Kim Calomino, kcalomino@hbadenver.com, to comment or for further information.

SiteWise Releases New Contact List

Through their participation in HBA's Regulated Utilities Committee and in an effort to continue providing builders and developers current information, SiteWise has released an updated contact list for Xcel, United Power and Source Gas service laterals.

The list is available on the [Regulated Utilities Committee page](#) on the HBA's website or from Kim Calomino, kcalomino@hbadenver.com.

Commerce City Prepares to Move Forward with 2009 Codes

Now that fall elections are over, Commerce City Council has scheduled staff to make a presentation on the 2009 codes at their November 28th study session. City staff is prepared to recommend the adoption of the 2009 IRC amended to delete the requirement for residential fire sprinklers. Staff is also proposing a 6 month window for submittal of updated master models under the 2009 editions with a reduced plan review fee of \$150 during this time (new master models will be subject to the regular review fee). Also proposed is a 6 month window for a "soft" transition to 2009 energy code provisions. The effective date for the 2009 editions will be 90 days after 2nd reading and ordinance ratification. The HBA will support staff's recommendations.

CITY GOV'T LINKS:

City of Aurora Council
Agenda Link:

www.auroragov.org/auroragov/government/city_council/meetings_agendas_and_minutes/index.htm

City /County of Denver
Council Agenda Link:

www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil

If you have additional comments to recommend to the HBA, please send them to Kim Calomino, kcalomino@hbadenver.com.

Colorado Chapter ICC Announces its 27th Annual Educational Institute

The Colorado Chapter Educational Institute offers 65 full-day classes in 13 different course paths, with instructors from all over the United States. Coming March 5-9 to the Marriott DTC, class offerings include a number of new classes as well as many revised and improved versions of their most popular offerings - popular among builders and building code officials alike. Many HBA members over the years have attended and benefitted by the offerings.

You can find more information at www.coloradochaptericc.org.

Did You Know?

You can **update your member record** by logging on at www.HBADenver.com under the Membership Tab (click on Update Your Company Information.) Keeping your records current helps you and helps us. If you need assistance logging on, contact Toby Paioff at 303-551-6728 or tpaioff@hbadenver.com.

Category exclusive **banner ads are available** on www.HBADenver.com in a limited number for only \$600/year. Contact Chérie Talbert, ctalbert@hbadenver.com.

You can **upgrade your listing** in the member directory at www.HBADenver.com with your logo and a brief description of your company for only \$99/year. Contact Chérie Talbert, ctalbert@hbadenver.com.

Monthly **permit data is available** by subscription from the HBA by contacting Lori Arbuckle, larbuckle@hbadenver.com. The cost is only \$50/year.

HomeSafe® Colorado is accepting applications for membership. Operated by the Job Site Safety Committee, the objective of HomeSafe is to reduce and/or eliminate job site hazards. For more information visit the Job Site Safety Committee page at www.HBADenver.com or contact Chérie Talbert, ctalbert@hbadenver.com.

We've launched a new element to the HBA website called **In Member's Words**. Check out the home page on www.HBADenver.com to see who's featured this week, and then visit the [In Member's Words](#) page to see who is next in the lineup. Provide us your photo and a brief quote about how being an HBA member has benefitted you and your company, and you too will have a turn on the HBA home page. For more information contact Chérie Talbert, ctalbert@hbadenver.com.

Great Meeting Space Available at the HBA. Members always receive a discount on facility rental. For a copy of the HBA Agreement or for more information, contact Toby Paioff at tpaioff@hbadenver.com.

Home Builder Advocate is a member benefit of the HBA of Metro Denver. We distribute this publication to our entire membership on a biweekly basis. Back issues are posted to www.HBADenver.com, Publications & News.

If you are not an HBA member but would like to become one, please contact Vicki Pelletier at vpelletier@hbadenver.com.

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, kcalomino@hbadenver.com.

If you have questions about *Home Builder Advocate*, Public Affairs or the Metro Housing Coalition please contact Cherie Talbert, ctalbert@hbadenver.com.